



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Acting Housing Commissioner *AK*

Date: October 23, 2020

Re: City Council Bill 20-0614 Rezoning - 4015 Foster Avenue, 4000 Hudson Street, and 801 South Haven Street

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 20-0614 for the purpose of changing the zoning for the properties known as 4015 Foster Avenue (Block 6447 Lot 021) and 4000 Hudson Street (Block 6457, Lot 018), as outlined in red on the accompanying plat, from the I-1 Zoning District to the IMU-2 Zoning District; and changing the zoning for the property known as 801 South Haven Street (Block 6458, Lot 003), from the I-2 Zoning District to the IMU-2 Zoning District, as outlined in blue on the accompanying plat.

If enacted, City Council Bill 20-0614 would rezone the properties located at 4015 Foster Avenue & 4000 Hudson Street from the I-1 Zoning District to the IMU-2 Zoning District, and the property located at 801 South Haven Street, from the I-2 Zoning District to the IMU-2 Zoning District. This legislation would enable the petitioner, GLW Partners, to expand their office use within the building to utilize the property for various commercial mixed-uses such as; office, commercial, and retail.

At its regular meeting of October 8, 2020, the Planning Commission concurred with the recommendations of its Planning staff, and recommended adopting staff's findings and approving City Council Bill 20-0614.

Planning staff noted in their report that the properties were rezoned I-1 and I-2 during the Transform Baltimore Comprehensive rezoning. Over the past decade, the South Haven street corridor has experienced substantial change in the character of the neighborhood and this legislation is in the public's interest. It will provide for the continued use and future reuse of the properties in a way compatible with the surrounding neighborhood context.

DHCD **supports** the passage of City Council Bill 20-0614.

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cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*